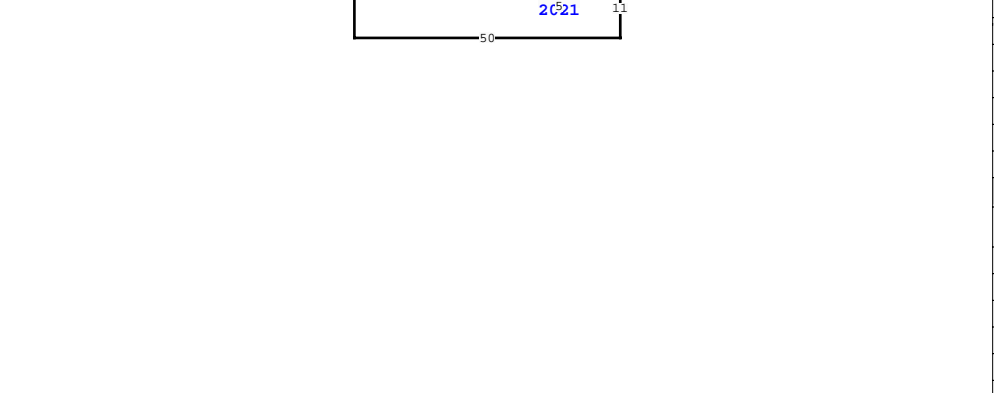


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	3.	100
Units	0	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SFR CUST	0%	- 2026									Heated Area: 5300		



Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	176	15	2021	26	13,413
BAS	1,331	100	2021	1,331	686,652
FGR	529	55	2021	291	150,124
FOP	45	30	2021	14	7,223
FOP	70	30	2021	21	10,834
FOP	299	30	2021	90	46,430
FOP	390	30	2021	117	60,359
FST	25	55	2021	14	7,223
FST	25	55	2021	14	7,223
FST	85	55	2021	47	24,247
TOTALS	7,950			6,125	159,836

\*\* This building has 15 Sub-Areas

1848 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0860	POOL/SPA	0	0	0	1.00	UT	100,000.00	100,000.00	100	2021	2021	04	100	100,000	

TOTAL OB/XF														
100,000														

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0006	R-1	75.00	195.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

TOTAL OB/XF														
100,000														

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		3,159,836		
TOTAL MARKET OB/XF VALUE		100,000		
TOTAL LAND VALUE - MARKET		1,575,000		
TOTAL MARKET VALUE		4,834,836		
SOH/AGL Deduction		0		
ASSESSED VALUE		4,834,836		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		4,834,836		
TOTAL JUST VALUE		4,834,836		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		4,533,278		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190447	SWIM POOL	0	12/10/2019
20190404	NEW CONSTR	0	07/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/170	4/21/2025	WD	Q	I	01	6,000,000
GRANTOR: HUSTED TOSKA & SCOTT						
GRANTEE: LOGAN SCOTT D & JUL						
2599/1977	10/31/2022	WD	Q	I	01	4,850,000
GRANTOR: TAGOLE LLC						
GRANTEE: HUSTED TOSKA & SCOT						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W27 FOP=[YR=2021] W23 S13 E23 N13\$ S13W23S13														
FGR=[YR=2021] S23 E23 FOP=[YR=2021] E9N5W9S5\$ N23W23\$														
E23S18E11 N1 FST=[YR=2021] E5N5E11N5 W12S5W4S5\$ N5E4N5E12														
N33\$ PTR= E10 UOP=[YR=2021] E28S12E30S33W8 FUS=[YR=2021] S8														
STR=[YR=2021] W14S4 FST=[YR=2021] S5E5N5W5\$ E14N4\$ W14S9														
E5N5E9S11W50N49 E24 FOP=[YR=2021] E26S15W26N15\$ S15E26S11\$														
N26 W50 N4 STR=[YR=2021] N11E4S11W4\$ E4 N11W4N4\$ W10\$ PTR=E70														
FUS=[YR=2021] E19FOP=[YR=2021] E14S5W14N5\$ S5 E14														
N5E17S38W13FST=[YR=2021] S5W5N5E5\$ W5S5W10BAL=[YR=2021]														
S8W22N8E22\$ W22 N43\$ W70\$.														